

Alternative Sites Analysis and  
Visual Analysis  
AT&T Wireless Site NS0676 East Washington  
374 Washington Street, Ramona, 92065  
PSD2018-MUP-18-005  
Revised 1-29-19



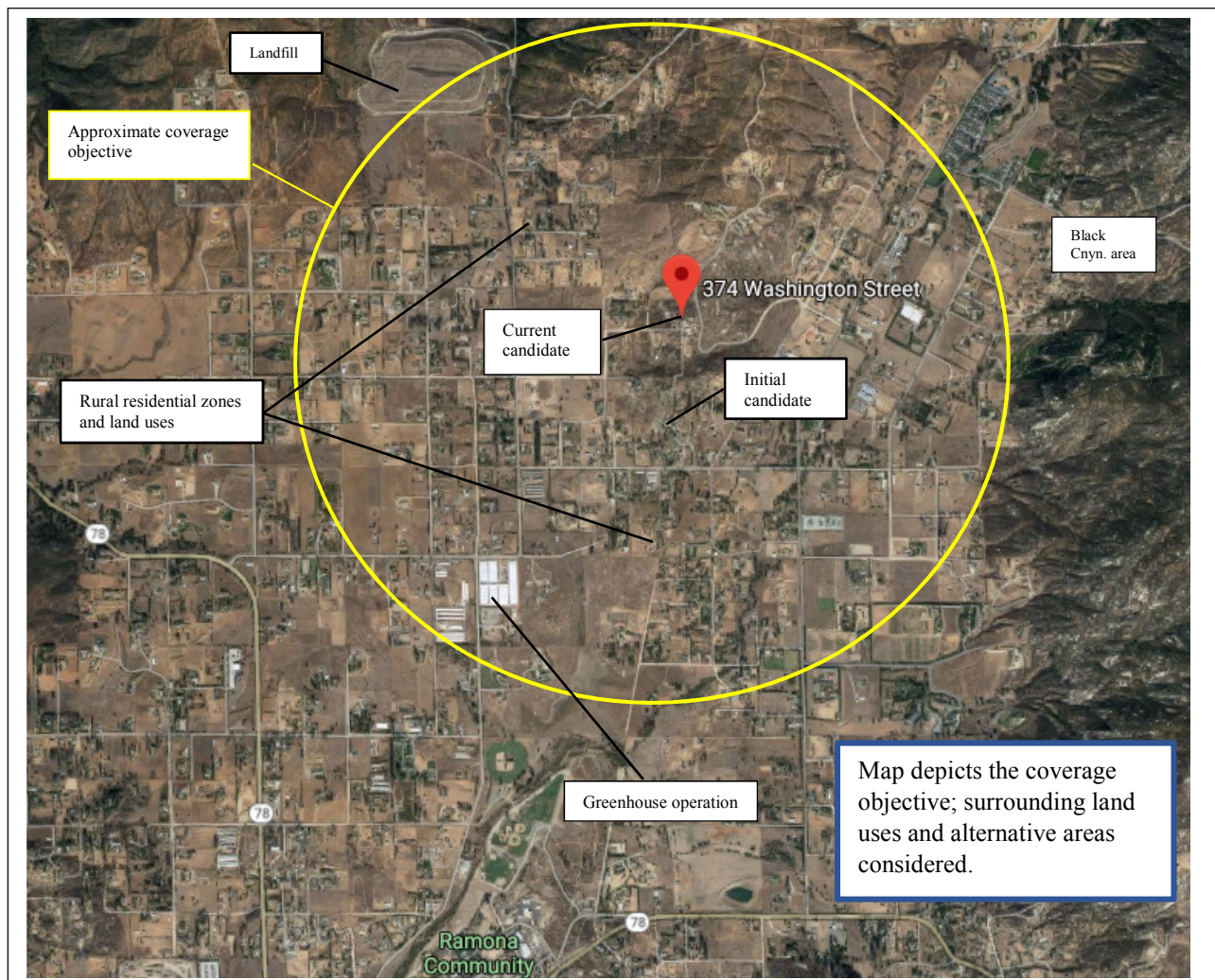
PROJECT SITE

## Project Summary

AT&T Wireless proposes a new wireless facility located within the community of Ramona, approximately 2 miles north-northeast of downtown Ramona. AT&T's existing application with the County proposes a faux eucalyptus tree of 35 ft., containing (12) communications antennas and associated support equipment. Also proposed is a base station of approximately 250 SF. The project site is occupied with an existing two-story single family dwelling. No other wireless facilities are located on the site. The coverage objective for the proposed facility is straight forward, consisting of the surrounding rural community. The facility would enhance connectivity for personal, business and emergency communications for the surrounding areas. When investigating locations for any wireless facility in the County of San Diego, the siting criterion of the zoning ordinance have to be addressed. Specifically, section 6985 of the zoning ordinance outlines the tiers of review that apply, depending upon the zoning category of the proposed site. These preferences encourage the wireless carriers to utilize commercial or industrial zones (or land uses) as a first priority. These zones are deemed “preferred” by the zoning ordinance.

## Alternatives Analysis

The AT&T site development team assessed whether there were any non-residential locations that could meet the coverage objective. After an extensive search it was determined that there were no such locations/zones that could serve the project. Focus was then placed on identifying a viable residentially zoned property (considered as “non-preferred” by the zoning ordinance). A detailed review of our land use assessments is below.



Once it was determined that a rural residential location was needed, the search parameters were dictated by identifying a site having a good topographical position relative to the coverage objective. Having a good base height allows for the coverage objective to be met without having to deviate from zoning height. The initial site search focused on a candidate located at 435 Washington Street. This was our primary site option because it offered the best geographical position and height within the search ring area. This property owner was initially interested in the project but lease negotiations were not successful. As a result, the current candidate located at 374 Washington Street was identified and accepted. This location is situated at 1,691 ft. above mean seal level (AMSL), and with most of the surrounding area being at approximately 1,500 AMSL, the current candidate has a good position to allow coverage of the objective.

### **Locations Considered**

#### *Water Tanks*

There are no existing municipal water tanks located within the coverage objective area.

#### *Utility Poles*

There are numerous wood utility poles with the project area. However, utility poles are not a viable alternative for a full “macro” site as proposed by AT&T. With the proposed 12 panel antennas and associated support equipment, a utility pole could not realistically support the equipment needs.

#### *Utility Towers*

There are no lattice style or high voltage utility towers in the project area that could be used for the AT&T project. It should be noted that SDG&E policy prohibits wireless carriers from using these devices.

#### *Cobra Style Street Light*

There are no Cobra Style Street Lights in the project area. The project site design requires 12 panel antennas and support equipment, which is not technically possible to be placed on a street light.

#### *Traffic Light Signals*

The closest traffic signal to the project site is located at the entrance to the site on SR 78, Pine St & Olive St. The project site design requires 12 panel antennas and support equipment, which is not technically possible to be placed on a street pole.

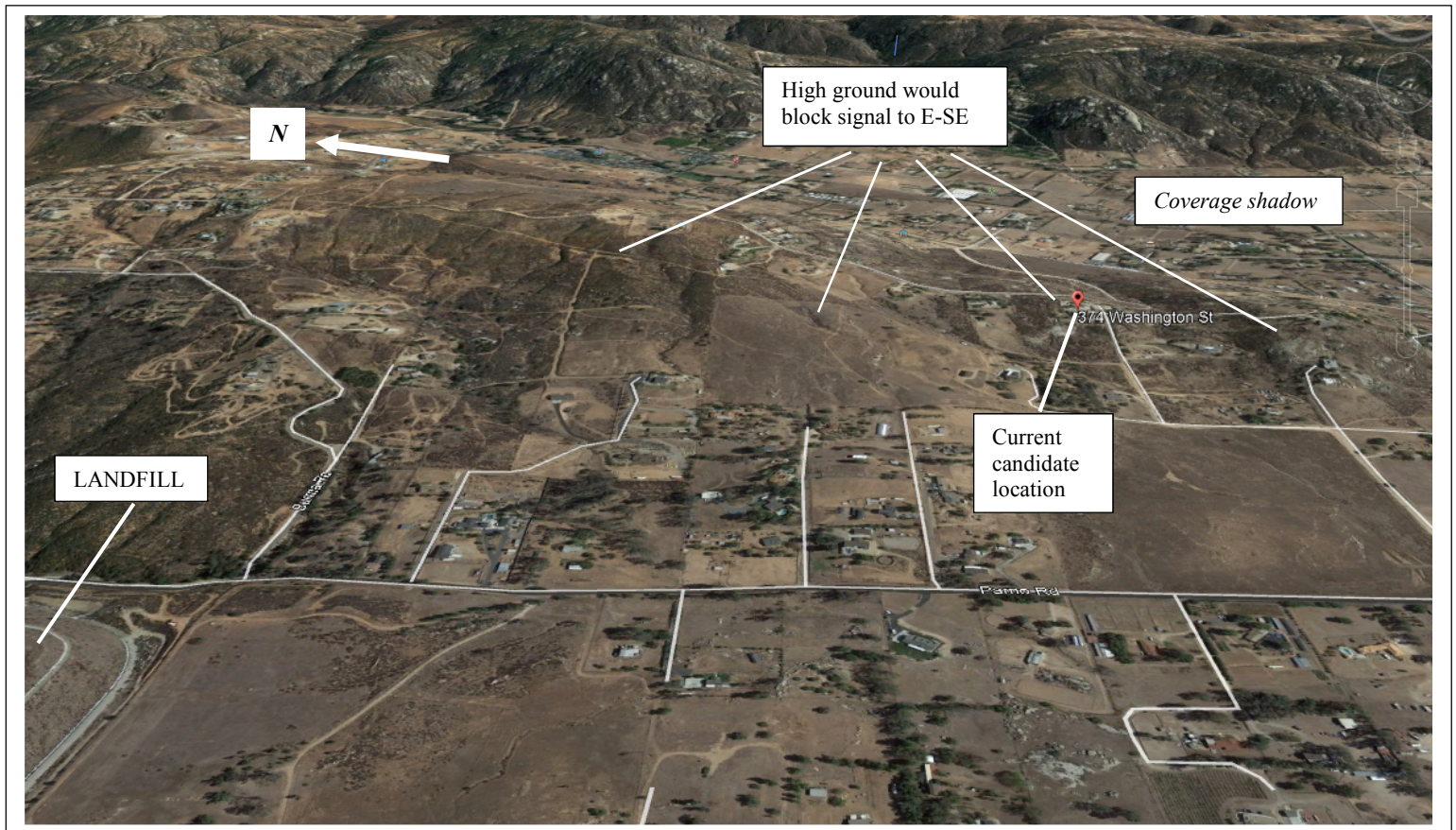
#### *Commercial / Industrial Buildings / Greenhouses*

There are no commercial land uses that could allow coverage of the project objective. There is a commercial nursery located approximately 1 mile from the project site. Because this site is significantly lower than AT&T's current candidate and is far from the center of the coverage area, it could not cover the project objective. This was formally assessed and an RF propagation map has been provided below.



### *County or Government Facilities / Landfill*

There are no County or government facilities in the project area that would allow coverage of the objective. This includes the Ramona Landfill. Located approximately 1 mile NW of the current candidate is the Ramona Landfill. This location is not viable because of its position relative to the coverage objective and due to intervening topography. The landfill is located outside of the coverage area. Also, there is significant topography between the landfill and the easterly portion of the coverage objective, such that coverage shadows would result if a site were placed there. The exhibit below depicts these spatial relationships. This was formally assessed and an RF propagation map has been provided below.

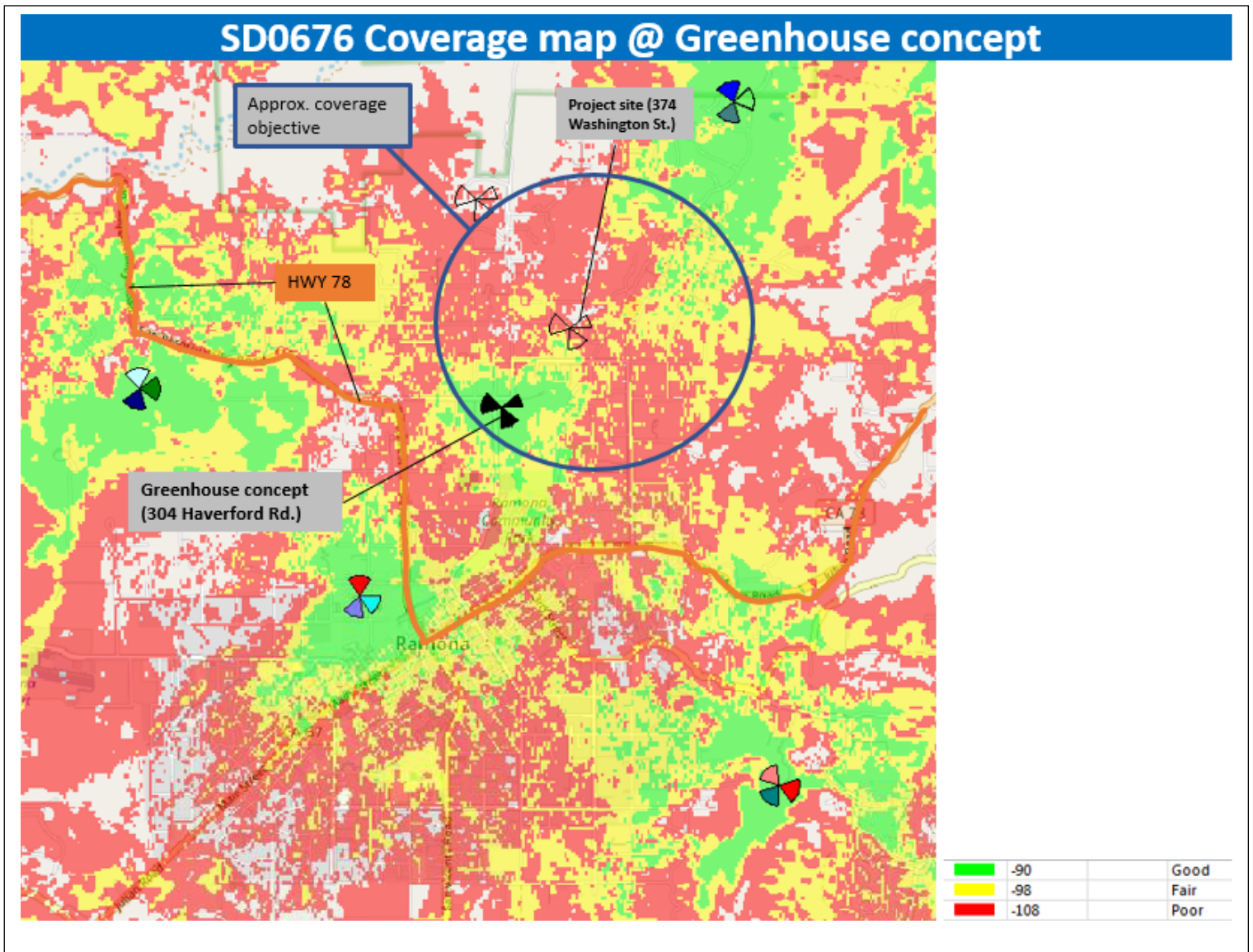


### *Black Canyon*

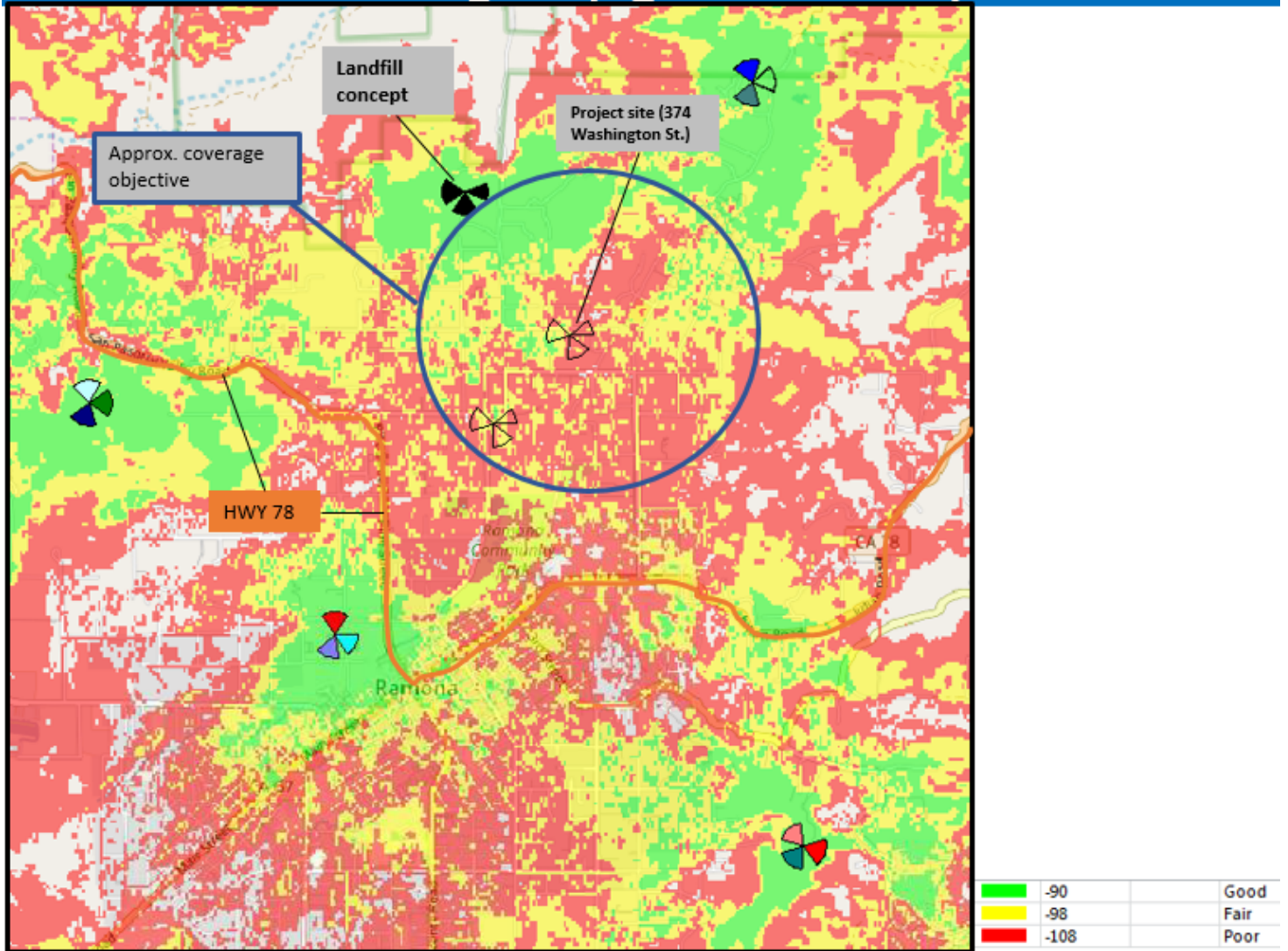
When the applicant conducted the community meeting with the East Area Subcommittee on 12/3/18, one of the members suggested that a site overlooking the easterly side of Black Canyon should be investigated. In response to this, an RF propagation map was generated for this area and it demonstrates the same constraint that the landfill does, namely that the location is too far outside the coverage area and would be blocked by intervening topography. This coverage map is provided below and shows that no site in this area could satisfy the coverage needs for the project.



## The RF Coverage Maps






## SD0676 Coverage map @ Landfill concept

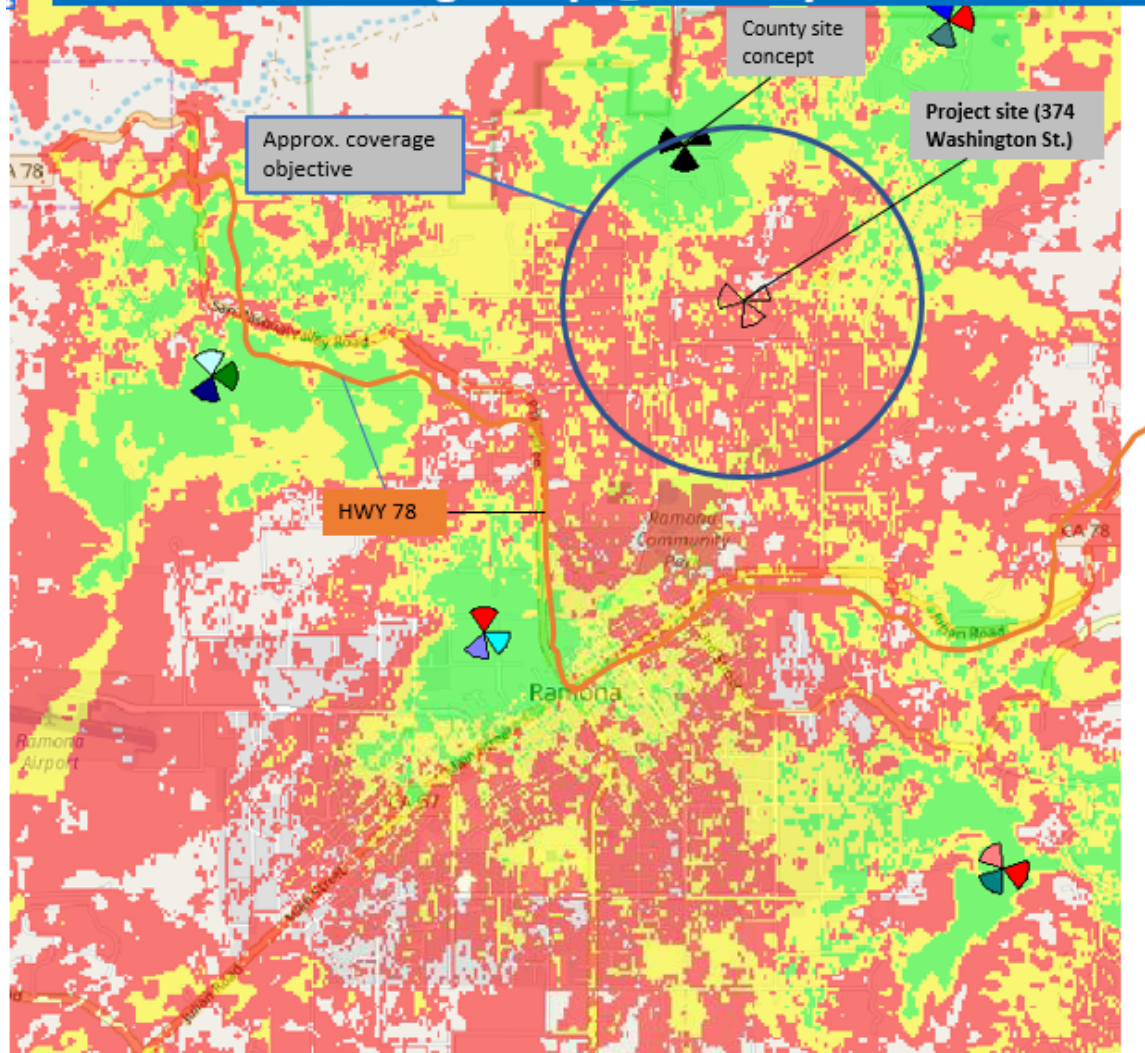




The map displays the Ramona area with a color-coded background representing different land use or coverage objectives. A large blue circle highlights the 'Project site (374 Washington St.)'. A blue line points from the 'Approx. coverage objective' label to the project site. A black line points from the 'Black Canyon' concept label to a specific area on the right. A brown line points from the 'HWY 78' label to a road. The town of 'Ramona' is labeled in the center. Several wind direction roses are scattered across the map, indicating wind patterns. The map also shows various roads and geographical features.

	-90		Good
	-98		Fair
	-108		Poor

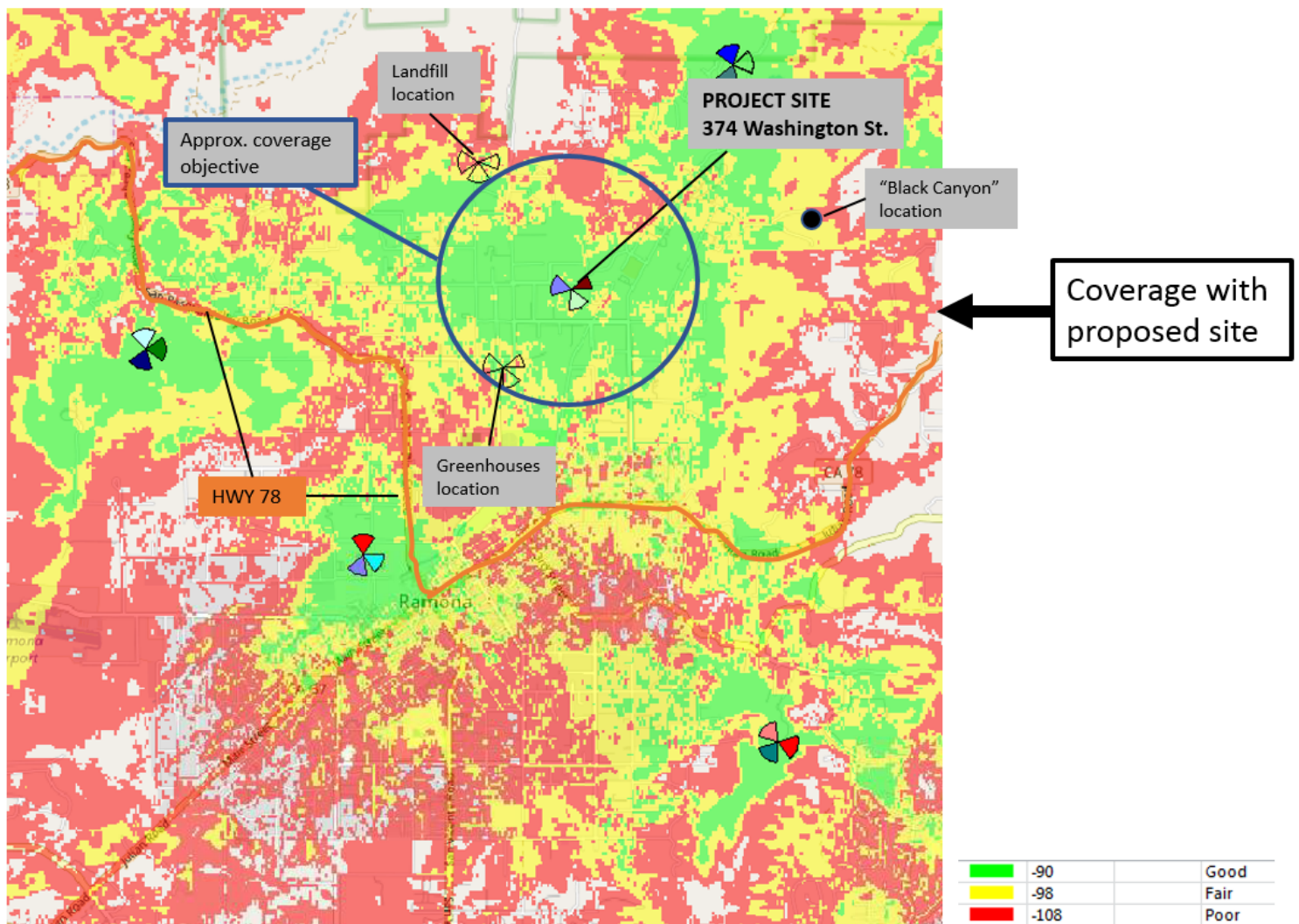
# SD0676 Coverage map @ County site APN 244-110-61



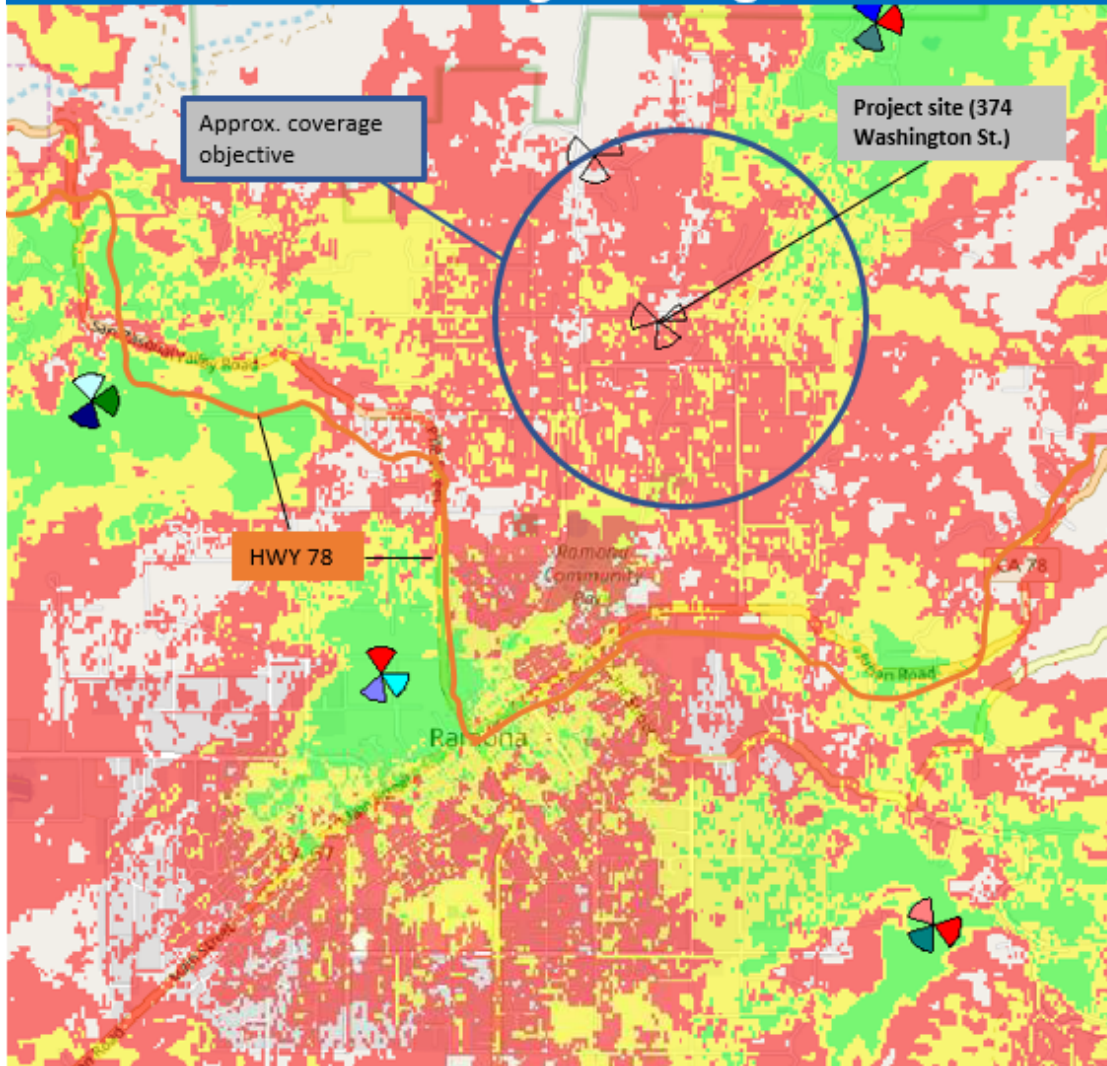
-90	Good
-98	Fair
-108	Poor



## SD0676 Planned Coverage @ Washington St



## NS0676 Existing Coverage



-90	Good
-98	Fair
-108	Poor



## Visual Impact & Community Character

The project has been designed to conceal and integrate the telecommunications facility with the site and the surrounding area. As can be seen with image no. 1 below, the project site and surrounding community have numerous mature trees, many of which are eucalyptus. The proposed faux eucalyptus tree will be compatible with this existing community character. When the applicant took the project to the East Area Subcommittee and RCPG (December of 2018), there was not a single negative comment regarding the project design. In fact, the proposed design received comments of support from both the community and board members.

The applicant also wants to call attention to image no. 2 below. Note the prominence of the existing utility poles in this photograph. These poles carry infrastructure for both power and communications, and there are hundreds of these poles within the project's coverage objective area. In contrast, AT&T proposes a state-of-the-art communications facility for this entire community area, utilizing a single, visually integrated design.



**IMAGE 1**



## Conclusion

AT&T Wireless has conducted a site search in accordance with the guidelines of the County telecommunications ordinance. There are no lower tiered sites available for the coverage objective. This analysis, along with the supporting documents of the application, demonstrate that the proposed project site is necessary and appropriate.

The project design is sensitive to the site and surrounding community character and will have no significant impact on the community.